

# **Ward 4 Development Summary**

Fall - Winter 2011

The Ward 4 Development Summary represents a selection of major public and private sector development projects and investment project occurring in Ward 4. It does not reflect all development activity within Ward 4. The information included in this document was compiled from various sources. Please contact the appropriate developer, property owner, or government agency for the most up to date information regarding the project. For additional information on development activity in the Ward, please utilize the Development Search function on the Washington DC Economic Partnership website: <a href="https://www.wdcep.com">www.wdcep.com</a> or contact your Ward Planner, Malaika Abernathy at (202) 442-7600 or malaika.abernathy@dc.gov

## Mixed-Use Development

4136 Georgia Avenue, NW-Proposed development will included of 60 condominium units above about 4,700 square feet of retail. The development will be built where the current Shell gas station is located on Georgia and Upshur Street NW. Conceptual (Petworth)

3910-3912 Georgia Avenue, NW, Georgia Commons-24,000 square. feet that will be occupied by Mary's Center for Maternal and Child Care, with 130 mixed-income housing units, including affordable housing with 40% of units at les than 60% of Area Median Income. Completed Summer 2011. (Petworth)

Safeway Site -Plans to redevelop the existing Safeway into a mixed-use development including 220 apartments and a ground-level 64,4000 square feet grocery store. A PUD process is slated for Fall 2011. Planned. (Petworth)

3801 Georgia Avenue, NW- Donatelli Development plans to construct 49 residential units totaling approximately 40,000 square feet. Construction began in 2011. (Petworth)

3813, 3815 and 3825-29 Georgia Avenue, NW - Donatelli Development and Mosaic Urban Partners were chosen to develop a \$5 million mixed-use development, which will include a dozen residential units and 5,000 square feet of neighborhood-serving retail and 5,000 sf for an African-American historically-themed restaurant. Construction slated, Fall 2011

235 Carroll Avenue NW, Ecco Park- Former brownfield site, SGA will build 85 condominium units with 5,000 - 6,000 square feet of ground floor retail and approximately 70 parking spaces. Construction slated for late 2011. (Takoma)

5929 Georgia Avenue, NW Proposed Wal-Mart- northeast corner of Georgia & Missouri Avenues, NW. The Large Tract Review (LTR) plan was submitted by Missouri Avenue Development Partners (LLC) for a one-store, 102,000 square feet Wal-Mart store. OP completed the LTR report in mid August and distributed the report to various community stakeholders. Applicants are eligible to apply for building permits with DCRA. (Brightwood)

6100 Georgia Avenue, NW, Beacon Center- will be a mixed-use project wrapped around the existing Emory United Methodist Church and adjacent to Fort Stevens. Plans call for 58,000 sq. ft. of new church space, two residential buildings totaling 67 units of affordable housing, retail space along Georgia Avenue and parking for about 100 cars. Construction is expected to start in 2011. (Brightwood)

Takoma Metro Station - Conceptual plan includes 86 townhomes, live-work space and a village green. Redesign of transit facilities and station access planned. Planned (Takoma)

Lowe Development - Development proposal at the intersection of South Dakota and Riggs Road NE includes a phased development as follows: Dakota Square (Phase I) - 468 residential units, 71,000 square feet of retail (with grocery store), 500 parking spaces; Dakota Pointe (Phase II)- 170 residential units; Dakota Flats (Phase III) - 260 apartments and 23,000 square feet of retail. Construction of Phase I is slated for 2011. (Lamond-Riggs)





## **Residential Development**

6425 14th Street NW-Tewkesbury- Blue Skye Development and the Educational Organization for United Latin Americans built 26 condos, more than half of them subsidized, on the site. Developers will also build 36 on a nearby lot it owns, at 1330 Missouri Ave. NW, for senior citizens that will be managed by the non-profit. Tewkesbury was completed, Summer 2010. (Brightwood).

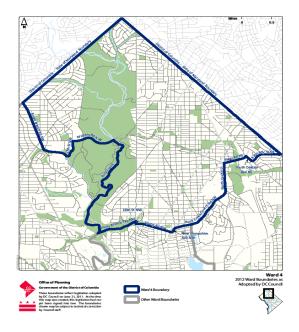
1330 Missouri Avenue, NW, VIDA Senior Residences- The District broke ground in the summer 2010 for construction of 36 new units of affordable housing for seniors and a new Senior Service Center. (Brightwood)

6000-6030 13th Place NW, Fort View Apartments- Project will provide 62 new units of affordable housing in the Ward. Groundbreaking was held in July 2010.

6925-6929 Georgia Avenue, Joint development project with the District and Blue Skye Development to build 24 mixed-income units on the approximately 15,000 sf site. (Brightwood)



**Planned Lowe's Fort Totten Development** 



#### **Public Investment**

Public Facilities: \$12 million renovations for the *Petworth Neighborhood Library*, began in June 2009 and includes a revamped floor plan, window and door restoration, roof repairs, improved ADA access, a new cupola and balustrade, new mechanical and HVAC systems, full restoration of original interior finishes and furniture, new elevator, electrical and fire alarm upgrades, a new outdoor activity area and a 100-person meeting room. (*Completion expected Winter 2011*)

**Upshur Dog Park:** Opened in January 2011, a 10,000 sf off-leash dog park in partnership with DPR and Friends of 16<sup>th</sup> Street Heights.



#### **Petworth Library Renovations**



### Office of Planning Initiatives

During the Fall of 2010, the Office of Planning initiated a **Vision and Revitalization initiative for the 14**<sup>th</sup> **Street Corridor**. The two-phased project is currently targeting three commercial nodes at Spring to Shepherd Streets, Webster to Decatur Streets, and Jefferson to Longfellow Streets. The plan will determine revitalization opportunities and infill development for the entire corridor over the next 10+ years. The Plan will be submitted to Council in the Winter 2011.

Greater Walter Reed Army Medical Center Small Area Planning process (WRAMC-SAP) would respond to the recommendations currently being developed by the Local Redevelopment Authority through a Base Reuse Plan. The purpose of the plan would make the necessary zoning changes recommended from the Base Reuse Plan. The Plan is slated to begin in the Fall/Winter of 2011.

Brightwood Neighborhood Investment Fund Plan The District's Office of Planning in partnership with the NIF Program's implementing agency, the Office of the Deputy Mayor for Planning and Economic Development, worked with community stakeholders to develop an investment plan for the Brightwood target area. The Neighborhood Investment Fund (NIF) is an annual non-lapsing, revolving fund to finance economic development and neighborhood revitalization in 12 target neighborhoods. A request for funding proposals is expected to be issued in the fall of 2010. Visit <a href="https://www.dcbiz.dc.gov">www.dcbiz.dc.gov</a> for more info on NIF.

**Takoma After Small Area Plan-** The Takoma Central District Plan was initiated by the Office of Planning in early 2001. Its purpose was to provide clearly defined near and mid-term strategies to guide revitalization over the next 10 years. Its objectives included broad development goals, urban design guidelines and priority actions that would be necessary to encourage and facilitate reinvestment in the neighborhood. The total Completed and Planned Development Projects in Takoma equal approx. 600 units and approx. 18,000 sf. of retail space at an estimated cost approx. of \$113 million in investments.

